



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/10/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 STONOVIEW AMENITY CENTER

SITE PLAN

Project Classification: SITE PLAN

Address: 2167 RIVER ROAD

Location: JOHNS ISLAND

TMS#: 3150000407

Acres: 13.28

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (STONOVIEW)

☐ new BP approval tracking

City Project ID #: 170626-Colonel HarrisonDr-1

City Project ID Name: TRC_SP:StonoviewAmenityCenter

Submittal Review #: 2ND REVIEW

Board Approval Required:

Owner: LENNAR CAROLINAS, LLC

Applicant: WESTON & SAMPSON ENGINEERS, LLC

Contact: JEFF CARPER

843-881-9804

carperj@wseinc.com

Misc notes: Construction plans for a new amenity center and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

2 GRACE PLANTATION (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: MAIN ROAD & CHURCH PLACE ROAD

Location: JOHNS ISLAND

TMS#: 2530000199, 285, 334

Acres: 55.24

Lots (for subdiv): 76

Units (multi-fam./Concept Plans):

Zoning: SR-7 & SR-1

☒ new BP approval tracking

City Project ID #: 131230-Clark HillsCir-1

City Project ID Name: TRC_RC:GracePlantationCluster

Submittal Review #: 5TH REVIEW

Board Approval Required: PC

Owner: GRACE PLANTATION DEV., LLC

Applicant: LOCKLAIR CONSULTING, INC.

Contact: ELLIOTT LOCKLAIR

843-873-1105

elliott@locklair.net

Misc notes: Road construction plans for a 76 lot Cluster Development. Note: limited responses to some TRC members/research the file.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

3 677 KING STREET

SITE PLAN

Project Classification: SITE PLAN

Address: 677 KING STREET

Location: PENINSULA

TMS#: 4600404074

Acres: 0.62

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☒ new BP approval tracking

City Project ID #: 170731-KingSt-1

City Project ID Name: TRC_SP:677KingStreetMixedUse

Submittal Review #: PRE-APP

Board Approval Required: BAR

Owner: ATLANTIC SOUTH DEVELOPMENT, INC.

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

Contact: DANNY FORSBERG

843-571-2622

danny@forsberg-engineering.com

Misc notes: Construction plans for a new mixed-use building with 54,00 sq. ft. of office space.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report & Traffic Impact Study.

#4 FARR STREET HOMES (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 3.74

Lots (for subdiv): 13

Units (multi-fam./Concept Plans):

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 170731-FarrSt-1

City Project ID Name: TRC_PP:FarrStreetHomes[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Preliminary subdivision plat for a Farr Street Homes 13 lot subdivision.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#5 FARR STREET HOMES (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: FARR STREET

Location: DANIEL ISLAND

TMS#: 2750000182

Acres: 3.74

Lots (for subdiv): 13

Units (multi-fam./Concept Plans):

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 170731-FarrSt-2

City Project ID Name: TRC_RC:FarrStreetHomes[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

Misc notes: Road construction plans for a Farr Street Homes 13 lot subdivision.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

#6 MEETING STREET APARTMENTS**SITE PLAN**

Project Classification: SITE PLAN

Address: 530 MEETING STREET

Location: PENINSULA

TMS#: 4590501023, 024, 047, 055, 091-094

Acres: 1.4

Lots (for subdiv):

Units (multi-fam./Concept Plans): 114

Zoning: MU-2/WH

☒ new BP approval tracking

City Project ID #: 150604-MeetingSt-1

City Project ID Name: TRC_SP:MeetingStreetApartments

Submittal Review #: 3RD REVIEW

Board Approval Required: BZA-Z, BZA-SD, BAR

Owner: 530 MEETING STREET RESIDENTIAL PARTNERS, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

843-725-5229

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

Misc notes: Construction plans for a new mixed use development with 114 residential units.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#7 THE JASPER**SITE PLAN**

Project Classification: SITE PLAN

Address: 310 BROAD STREET

Location: PENINSULA

TMS#: 4570701029 & 061

Acres: 4.164

Lots (for subdiv):

Units (multi-fam./Concept Plans): 222

Zoning: LB (3X)

☒ new BP approval tracking

City Project ID #: 150421-BroadSt-1

City Project ID Name: TRC_SP:TheJasperMixedUseBuilding

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: THE BEACH COMPANY

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

Misc notes: Site plan for a new mixed-use building with 222 residential units and associated improvements.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#8 JOHNSTON POINT, PHASE 2 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: 2887 MURRAYWOOD ROAD

Location: JOHNS ISLAND

TMS#: 3120000023 & 024

Acres: 14.0

Lots (for subdiv): 50

Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

Misc notes: Preliminary subdivision plat for a new 50 lot cluster development.

☒ new BP approval tracking

City Project ID #: 170731-Murray WoodRd-1

City Project ID Name: TRC_PP:JohnstonPointPhase2[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD

Owner: KENNETH L. GERVAIS

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5222

Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#9 JOHNSTON POINT, PHASE 2 (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: MURRAY WOOD ROAD

Location: JOHNS ISLAND

TMS#: 3120000023 & 024

Acres: 14.0

Lots (for subdiv): 50

Units (multi-fam./Concept Plans): 50

Zoning: SR-1

Misc notes: Road construction plans for a new 50 lot Cluster Development and associated improvements.

☒ new BP approval tracking

City Project ID #: 170606-Murray WoodRd-1

City Project ID Name: TRC_RC:JohnstonPointePhase2[Roads]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: KENNETH L. GERVAIS

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5222

Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

#10 PINE LOG LANE CLUSTER (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: PINE LOG LANE

Location: JOHNS ISLAND

TMS#: 3120000009 & 008

Acres: 29.9

Lots (for subdiv): 73

Units (multi-fam./Concept Plans):

Zoning: SR-1 & RR-1 (CLUSTER)

Misc notes: Preliminary subdivision plat for a 73 lot cluster development and associated improvements.

☒ new BP approval tracking

City Project ID #: 170731-BrownswoodRd-1

City Project ID Name: TRC_PP:PineLogLaneCluster[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNAR COMMUNITIES OF CAROLINAS, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269

Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#11 PINE LOG LANE CLUSTER (ROADS)

ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION

Address: PINE LOG LANE

Location: JOHNS ISLAND

TMS#: 3120000009 & 008

Acres: 29.9

Lots (for subdiv): 73

Units (multi-fam./Concept Plans):

Zoning: SR-1 & RR-1 (CLUSTER)

Misc notes: Road construction plans for a 73 lot cluster development and associated improvements.

☒ new BP approval tracking

City Project ID #: 170731-BrownswoodRd-2

City Project ID Name: TRC_RC:PineLogLaneCluster[Roads]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: LENNAR COMMUNITIES OF CAROLINAS, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269

Contact: JASON HUTCHINSON hutchinson.j@thomasandhutton.com

RESULTS: Revise and resubmit to TRC.

12 GREENWAY PRESERVE**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: MUTUAL DRIVE
Location: WEST ASHLEY
TMS#: 3100600106
Acres: 5.22
Lots (for subdiv): 18
Units (multi-fam./Concept Plans):
Zoning: SR-6

☒ new BP approval tracking

City Project ID #: 170321-MutualDr-1
City Project ID Name: TRC_CP:GreenwayPreserve[Concept]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: CATALYST BUILDERS, INC.
Applicant: HLA, INC.
Contact: ANDREW TODD-BURKE

843-763-1166
atoddburke@hlainc.com

Misc notes: Subdivision concept plan for an 18 lot subdivision.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the August PC meeting.

13 CAROLINA BAY, PHASE 15 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: RUTHERFORD WAY
Location: WEST ASHLEY
TMS#: 3090000054
Acres: 18.34
Lots (for subdiv): 26
Units (multi-fam./Concept Plans):
Zoning: PUD (CAROLINA BAY)

☒ new BP approval tracking

City Project ID #: 170606-RutherfordWay-1
City Project ID Name: TRC_PP:CarolinaBayPhase15[Plat]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Preliminary subdivision plat for a 26 lot subdivision and associated improvements.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

14 CAROLINA BAY, PHASE 15 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: RUTHERFORD WAY
Location: WEST ASHLEY
TMS#: 3090000054
Acres: 18.34
Lots (for subdiv): 26
Units (multi-fam./Concept Plans):
Zoning: PUD (CAROLINA BAY)

☒ new BP approval tracking

City Project ID #: 170606-RutherfordWay-2
City Project ID Name: TRC_RC:CarolinaBayPhase15[Roads]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME COMPANY, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Road construction plans for a 26 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC.

15 RIVER GLEN (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION
Address: BROWNSWOOD ROAD & RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000056, 166, 193, 194
Acres: 31.059
Lots (for subdiv): 70
Units (multi-fam./Concept Plans):
Zoning: SR-2

☒ new BP approval tracking

City Project ID #: 170801-BrownswoodRd-1
City Project ID Name: TRC_PP:RiverGlen(L&M)[Plat]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: MUNGO HOMES
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Preliminary subdivision plat for a proposed 70 lot subdivision and associated improvements.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

16 RIVER GLEN (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION
Address: BROWNSWOOD ROAD & RIVER ROAD
Location: JOHNS ISLAND
TMS#: 3120000056, 166, 193, 194
Acres: 31.059
Lots (for subdiv): 70
Units (multi-fam./Concept Plans):
Zoning: SR-2

☒ new BP approval tracking

City Project ID #: 170801-BrownswoodRd
City Project ID Name: TRC_RC:RiverGlen(L&M)[Roads]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC, BZA-SD

Owner: MUNGO HOMES
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: TOMMY HUANG thuang@seamonwhiteside.com

Misc notes: Road construction plans for a proposed 70 lot subdivision and associated improvements.

RESULTS: Revise and resubmit to TRC.

17 CENTRAL PARK CLUSTER DEVELOPMENT**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION
Address: CENTRAL PARK ROAD
Location: JAMES ISLAND
TMS#: 3400300007
Acres: 10.35
Lots (for subdiv): 39
Units (multi-fam./Concept Plans):
Zoning: SR-1 (CLUSTER)

☐ new BP approval tracking

City Project ID #: 170606-Central ParkRd-1
City Project ID Name: TRC_CP:CentralParkClusterDevelopment[Concept]

Submittal Review #: 2ND REVIEW
Board Approval Required: PC

Owner: LEVI GRANTHAM, LLC
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667
Contact: LES PHILIPS lphilips@seamonwhiteside.com

Misc notes: Subdivision concept plan for a proposed 40 lot Cluster Development and associated improvements.

RESULTS: Withdrawn.

18 BLUE WATER SAVANNAH HIGHWAY**SITE PLAN**

Project Classification: SITE PLAN
Address: 2493 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3100600042
Acres: 3.66
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☒ new BP approval tracking

City Project ID #: 170801-SavannahHwy-1
City Project ID Name: TRC_SP:BlueWaterSavannahHwy

Submittal Review #: PRE-APP
Board Approval Required: DRB

Owner: JUPITER HOLDINGS, LLC
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: AMIE HUNT hunta@earthsourceeng.com

Misc notes: Construction plans for a new gas station and convenience store and associated improvements.

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, Stormwater Technical Report & Traffic Impact Study.

19 62 BRIGADE STREET**SITE PLAN**

Project Classification: SITE PLAN
Address: 62 BRIGADE STREET
Location: PENINSULA
TMS#: 4610901001
Acres: 5.9
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: HI

☒ new BP approval tracking

City Project ID #: 170626-BrigadeSt-1
City Project ID Name: TRC_SP:62BrigadeStreetStorage

Submittal Review #: 1ST REVIEW
Board Approval Required: BAR

Owner: HOPE REAL ESTATE, LTD.
Applicant: EARTHSOURCE ENGINEERING 843-881-0525
Contact: KEVIN BERRY berryk@earthsourceeng.com

Misc notes: Construction plans for 50,000 square foot indoor storage facility and associated improvements.

RESULTS: Revise and resubmit to TRC.

20 BAKER PORSCHE

SITE PLAN

Project Classification: SITE PLAN
Address: 1515 SAVANNAH HIGHWAY
Location: WEST ASHLEY
TMS#: 3490100017 & 053
Acres: 1.35
Lots (for subdiv):
Units (multi-fam./Concept Plans):
Zoning: GB

☒ new BP approval tracking

City Project ID #: 170315-SavannahHwy-1
City Project ID Name: TRC_SP:BakerPorsche

Submittal Review #: 2ND REVIEW
Board Approval Required: DRB

Owner: BAKER MOTOR COMPANY OF CHARLESTON, INC.

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

admin@earthsourceeng.com

Misc notes: Construction plans for a new auto dealership and associated improvements.

RESULTS: Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.